



## 6 Westbourne Place , Farnham, GU9 8EF

A purpose built two double bedroom first floor flat with open plan living, ensuite shower room, a lift, parking and communal grounds. The flat is most conveniently situated within a short level walk to local shops on the Ridgway including a Tesco Express, butcher and bakery.

**Price Guide £399,950**

# 6 Westbourne Place

, Farnham, GU9 8EF



- Communal entrance hall with video entry phone system
- Open plan sitting/dining/kitchen with views
- Bathroom
- Level walk to local shops
- Lift and stairs
- Bedroom 1 with en suite shower room
- Under floor heating
- Entrance hall with storage cupboard
- Double bedroom 2
- Parking and communal gardens



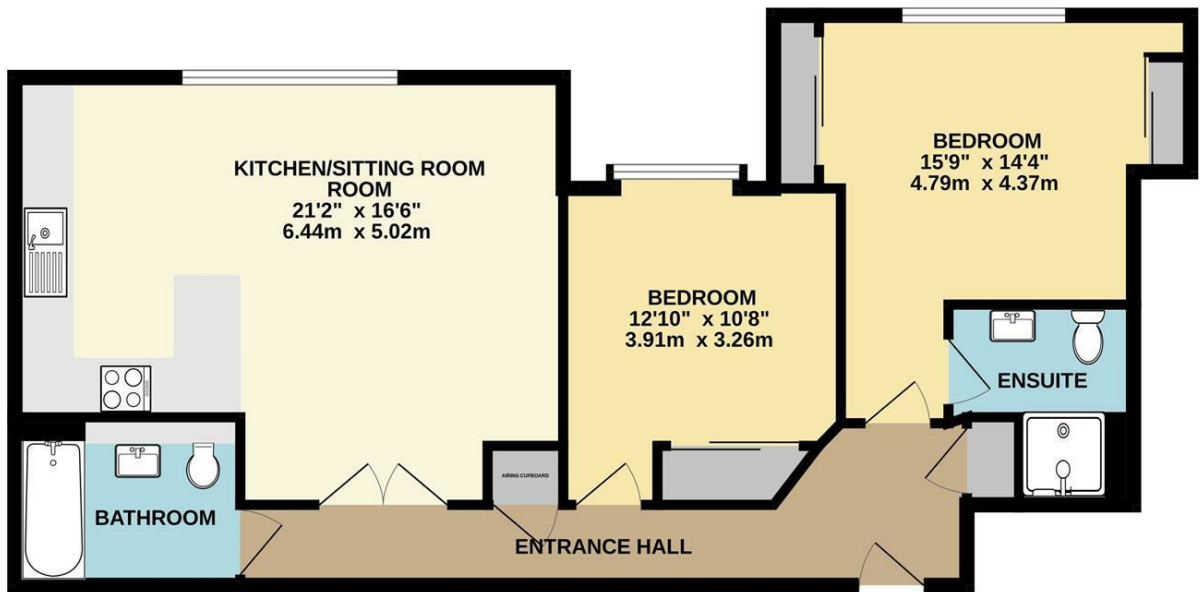
[Directions](#)





# Floor Plan

GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	83	83	England & Wales		EU Directive 2002/91/EC